



An  
Bord  
Pleanála

**Board Direction**  
**BD-007646-21**  
**ABP-308547-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the site location within the established inner urban context of Galway city, the site layout, the proposed footprint between the existing building and the adjoining building on the New Road frontage, the separation distance from the adjoining property to the north and to the adjoining properties, and to the height, form and design of the proposed extension including the proposed roof garden, it is considered, that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties in the vicinity or the amenities of the area and, would be in accordance with the proper planning and development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged with the planning authority on 10<sup>th</sup> September, 2020 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed

with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The artificial foliage buffer above treated plinths inside plastered and capped blockwork and composite timber trellis for the proposed roof terrace shall be omitted and replaced with a fixed opaque glazed privacy screen to a height of 1.8 metres. Prior to the commencement of development, the applicant shall submit and agree in writing a specification and roof plan, section and elevation drawings. The privacy screen shall be erected prior to occupation of the extension.

**Reason:** In the interest of the clarity and the protection of the amenities of the area.

3. Full details of the proposed arrangements for cycle and refuse storage shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of public safety and visual and residential amenity.

4. Site development and building works shall be carried only out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

**Reason:** In the interest of visual amenity.

6. The use of the extension shall be confined to use ancillary to the residential use of the main dwelling as a single dwelling unit. No subletting or commercial use shall be permitted without a prior grant of planning permission.

**Reason:** In the interest of clarity and in the interest of the protection of the residential amenities of the area.

7. The entrance to the carport shall have inward opening gates only and the footpath and kerb shall be dished at the applicant owns expense to the satisfaction the planning authority.

**Reason:** In the interest of public safety and convenience and orderly development.

**Board Member**

**Date:** 03/03/2021

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Michelle Fagan